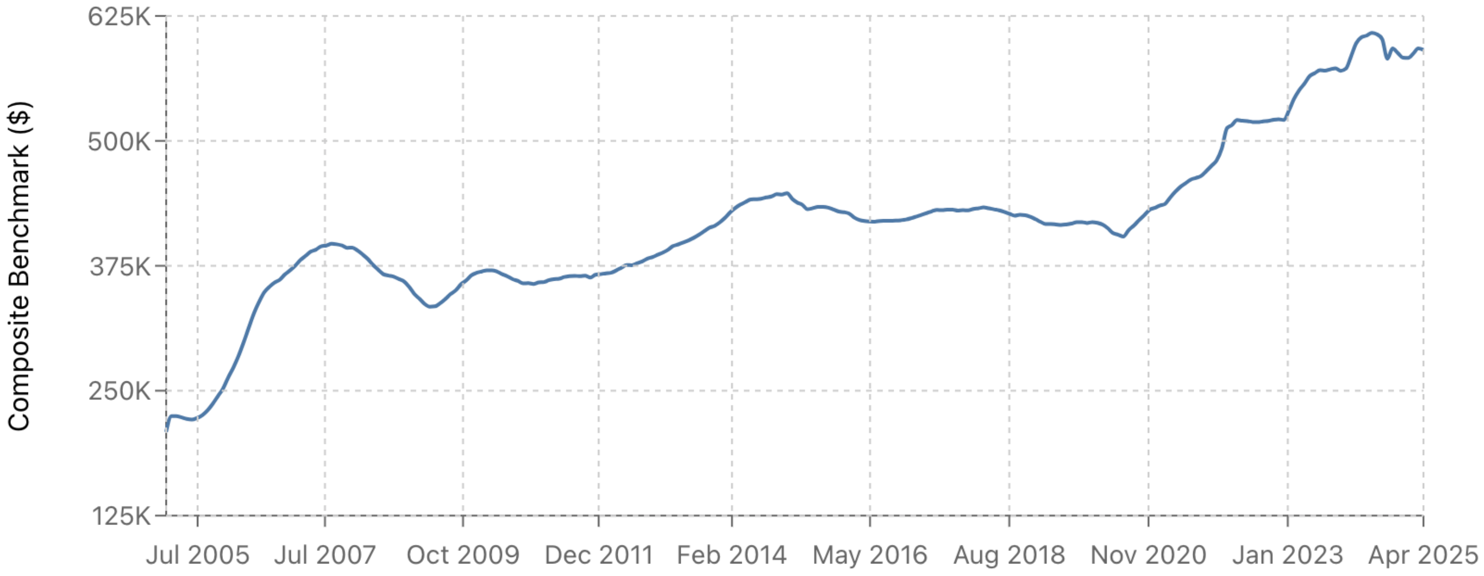
Calgary Real Estate Trends: What Buyers Need to Know Now

After years of swift growth and searing selling conditions, Calgary's real estate trends are finally showing signs of cooling. The market is getting stable, not collapsing. Let's get one thing straight first. Historically speaking, the Calgary market has fallen flat this year, and in May 2025, overall sales dipped to 17%. The primary causes are a huge decline in demand for condo purchases, which raises doubts, but sales are still 11% more than in April 2025. Inventory is seeing a great improvement, and within a few months, the market may evolve to a balanced territory. Price trends can be seen diverging by property types, with detached and semi-detached homes holding firm, while town units are seeing decline. In this blog, we'll shed some light on the Calgary real estate market in May 2025.

Calgary Real Estate Trends: May 2025 Market Shift Explained

The term "market shift" often raises doubts and anxiety among homebuyers, but it's a move toward sustainability in Calgary's case. May's (2025) Sales-to-New-Listings Ratio (SNLR) drastically reduced to 53%, significantly from last year's 79%. In layman's language, new listings create space for new buyers, making it possible for everyone to buy property.



(Over the past twenty years, Calgary home prices have changed yet shown healthy appreciation, with a CAGR of 5.2% from January 2005). Credit: WOWA

Key Market Stats from May 2025:

- Total Sales: 2,568 homes (↓17% YoY)
- New Listings: 4,842 (↑12%)
- Active Inventory: 6,740 homes (↑98%)
- Months of Supply: 2.6 (up from 1.3 in May 2024)
- Overall Benchmark Price: $589,900

Unlike the past few years, prices are not flying off the market overnight. Yes, statistics are changing, even slowly. Now, in 2025 Calgary real estate trends, you get a wider opportunity window when it comes to buying a home, you can tour multiple properties, negotiate buying conditions, and even ask for less price in some locations- particularly for row houses and condos.

Price Trends by Property Type

Calgary's real estate market trends continue to progress. From detached to semi-detached, each category responds differently to inventory, demand, and location. As a buyer, you must know these market shifts to make better and smarter buying decisions. Let's explore how each property type is performing.

May 2025

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	1,275	-8%	2,419	19%	2,995	87%	53%	2.35	103%	$769,400	1%
Semi	256	-1%	428	19%	542	99%	60%	2.12	101%	$697,300	3%
Row	458	-15%	764	11%	1,116	161%	60%	2.44	209%	$453,600	-2%
Apartment	579	-36%	1,231	-2%	2,087	88%	47%	3.60	194%	$335,300	-2%
Total Residential	2,568	-17%	4,842	12%	6,740	98%	53%	2.62	138%	$589,900	-3%

Credit: Creb

- **Semi-Detached Homes**

Calgary recorded 428 new listings in May (2025) and 256 sales, resulting in a sales-to-new-listings ratio of 60%. The stay rate of months' supply was just over two months. Semi-detached homes made up less than 10% of total sales and inventory. The prime reason behind this slow rate could be because of a drastic shift in the construction favoring row housing. Comparatively, North East Calgary displayed the highest supply and some valuable rate drops, the North West remained intact, with increasing prices. Currently, the benchmark price for semi-detached homes sits at $687,300- nearly 3% above last year's seasonal peak, making these homes for sale in Calgary worth watching.

- **Detached Homes**

Detached homes new listings in May increased to 2,419 units, out of which most of the gains were driven by homes valued over $600,000. Simultaneously, sales activity has decreased, pushing the market towards more balanced conditions. In the North East district, resale sales have decreased significantly while new listings have increased. The sales-to-new listings ratio has decreased to 41%, with a roughly four-month supply in May. Prices are easing in the North East, offsetting advances in the City Center, West, and North West sectors. In May, the unadjusted benchmark price in the city was $769,400, a 1% increase from the previous month and still higher than last year.

- **Row Homes**

Row home sales in Calgary have declined from last year's near-record highs, but they remain much higher than long-term averages. Inventory continues to rise as new listings increase, with inventories exceeding 1,000 units for the second month in a row- the highest level since 2021. The North East had the highest months of supply (3.5), putting pressure on prices. Similar patterns in the North, North West, and South are also causing resale price drops. In May 2025, the benchmark price dropped to $453,600, down from the previous month and 2% lower than this time last year.

- **Apartments**

Apartment sales in Calgary concluded at 579 units, a sharp decline from last May's record of 907 units. New house listings were lower, but remained higher compared to sales, leading the sales-to-new-listings ratio to fall to 47%. Months of supply increased to 3.6. A rise in apartment rental buildings is increasing renting possibilities, lowering condo ownership demand, particularly among renters and speculators. As a result, the benchmark price decreased to $335,300, more than 1% lower than last year, with the North and South East experiencing the steepest decreases.

Affordable Neighborhoods in Calgary

1. With house price growth slowing and listings rising, this is a good time for those buying a home in Calgary to explore value-packed areas. Here are a few Calgary's affordable neighborhoods to keep on your radar:

2. Bowness (North-West Calgary): This neighborhood has made a great turnout this year, once overlooked, it's gaining popularity now for its proximity to the Bow River. It's one of the few places in Calgary where you can find detached homes under $600,000.
3. Dover & Forest Lawn (South-East Calgary): Not so far away from each other, these two eccentric neighborhoods are becoming budget-friendly, especially for first-time buyers.
4. Ogden (South-East Calgary): It's one of the oldest neighborhoods with unexplored real estate potential. Ogden is highly affordable for single-family homes, with availability at $600,000.
5. Taradale & Saddleridge (North-East Calgary): The average selling price in Taradale is listed at a mere low of $567,000. On the other hand, Saddleridge's average selling price as of June 2025 was standing at $596,442.

Strategy Tips for First-Time Home Buyers in Calgary

If you are thinking of purchasing a property in Calgary, here are some key tips on how to approach the current real estate market;

1.Be Updated

As a first-time buyer, you must know about the latest inventory, SNLR, and price trends in your favored residential area. Do not randomly rely on citywide statistics; micro-market stats matter more.

2.Opt for Less Competitive Property Types

Row houses and apartments in Calgary are witnessing the largest inventory jumps in 2025. These segments are turning out to be strong entry points for those who have moderate budgets.

3.Shop for Mortgage Pre-Approval

Pre-approval helps define your home budget range and offers you leverage during negotiations.

4.Ask for a Home Inspection

Buyers should insist on inspection, board document reviews, and complete transparency- all of this prevents you from buying a property that may have drawbacks.

5.Think Ahead

Calgary's real estate is evolving, even if prices drop slightly, that doesn't mean they'll remain the same in the long term.

To Conclude

The Calgary real estate trends display great opportunities for first-time buyers. The increase in inventory, slower home selling rate, and average prices provide a more buyer-friendly market and negotiating power. Although short-term fluctuations are taking place, Calgary's real estate market still holds radical future value, making 2025 a strategic time to make your next move with important trend insights and clarity. Alberta Property Group can help you buy a home that matches your lifestyle and requirements in Calgary. We have decades of experience in Calgary's real estate market, and we know the market inside out. To know more, contact us.

Article Source - https://albertapropertygroup.com/calgary-real-estate-trends-what-buyers-need-to-know-now/

ALBERTA PROPERTY GROUP

Contact Details - 587-781-7653

Email sales@albertapropertygroup.com

3009 23 St NE, Calgary, AB T2E 7A4